

PRIME RETAIL SHOP TO LET (STAFF UNAWARE)



LOCATION

Perfectly located between Tottenham Court Road (Northern & Central line) and Holborn (Piccadilly & Central line) tube stations and in close proximity to Covent Garden. Tottenham Court Road is benefiting from major transport investment, including a new Crossrail station. This excellent central location benefits from immediate proximity also to Bloomsbury, Soho and Mid-Town. The nearby Central St Giles scheme includes a mix of A1 retail and A3 restaurants.

DESCRIPTION

The property provides a broad frontage and is arranged over ground floor and basement. The premises would suit specialist A1 retailers.

ACCOMMODATION

The internal floor areas are laid out as follows:

Floor	Sq Ft
Ground Floor	376
Basement	579
Total	955

USE

A1 Retail.

LEASE

The property will be available by way of a new FRI lease, for a maximum term of 7 years less a day **to be contracted outside the Landlord and Tenant 1954 Act.**

QUOTING RENT *REDUCED*

£65,000 pa exclusive of rates, service charge and all outgoings.

Rent is subject to 5% rent collection fee plus VAT.

BUSINESS RATES

Interested parties should make their own enquiries with the Local Authority.

Rateable value £30,000.

Rates payable currently £14,400

SERVICE CHARGE

Available on request.

PROFESSIONAL COSTS

Each party to be responsible for their own legal costs in this transaction.

POSSESSION

Upon completion of legal formalities

EPC

Available on request

VIEWING

Strictly through sole agents

CONTACT

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